#### Portland's Proposed Green Building Policy

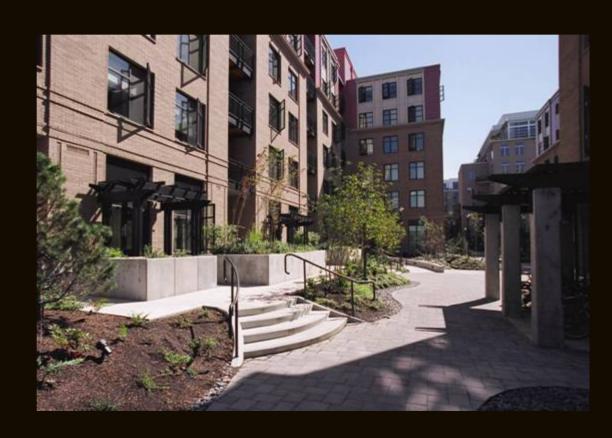


Michael Armstrong City of Portland Office of Sustainable Development



# Why a community-wide green building policy?

- Climate change
- Health
- **>**Jobs





## Lost potential in energy dollars

- ➤ Portland residents and businesses spend \$1.6 billion annually on energy; of this, \$750 million is used in buildings
- ➤ Of energy used in Portland buildings, 80% is from fossil fuels
- ➤ Oregon imports 100% of its petroleum and has no refineries
- ➤ Oregon imports 100% of its natural gas
- >40% of Oregon's electricity is from coal



#### Existing policy

- ➤ 2000: City adopts policy for own facilities (LEED Silver for new construction) and launches OSD green building program
- ➤ 2001: PDC adopts policy covering private new construction that receives PDC funding (LEED)
- ➤ 2005: City and PDC policies strengthened to LEED Gold and LEED Silver, respectively





#### Process

- March City 2007: Council asks for policy options to improve environmental performance of buildings
- November 2007: Saltzman proposes framework of potential policies
- ➤ January 2008: Commissioners Saltzman and Leonard kick off stakeholder process
- ➤ February June 2008: Nine stakeholder meetings



## Proposed new High Performance Green Building Policy

- Would cover all buildings, private and public
- Major components:
  - 1. Incentives, technical assistance, recognition
  - 2. New construction policy
  - 3. Performance ratings for existing buildings



# Policy option: Local amendment to state building code

Stakeholder process started in March, coordinated by Bureau of Development Services

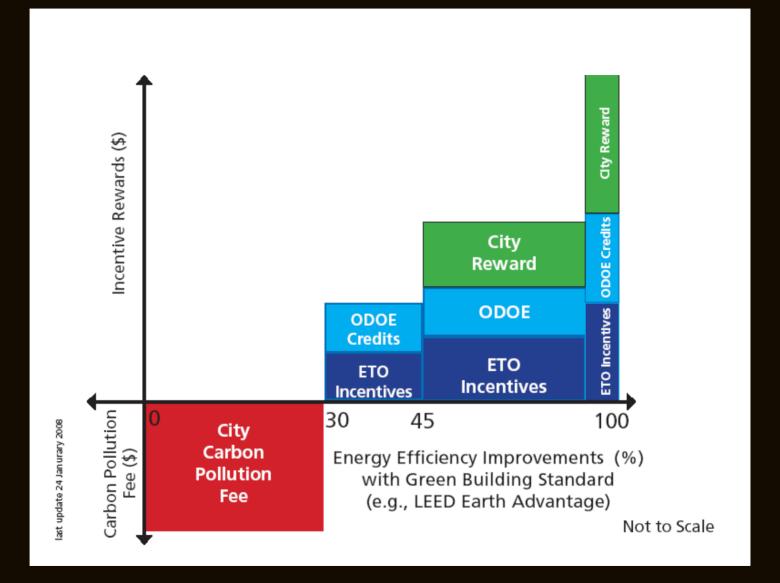
Requires state approval





# Office of Sustainable Development ity of Portland

#### Policy option: Feebate





## Key issues

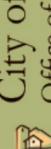
- Size of fee and reward: fee based on expected operational energy use, likely to be on the order of an SDC
- ➤ Green building standard: likely based on LEED for larger projects; additional options for smaller ones
- ➤ Use of fee revenue: dedicated to rewarding high-performing buildings and providing technical assistance



#### Feebate applicability, commercial (preliminary)

Size	Effective date	To achieve waiver	To receive reward
5k to 50k SF	7/1/2010	ASHRAE 189; or LEED Silver*	LEED Gold* (\$) LEED Platinum* (\$\$)
>50k SF	1/1/2011	LEED Silver *	LEED Gold* (\$) LEED Platinum* (\$\$)
Institutions with approved master plans	1/1/2011	Green building performance targets integrated into master plans (individual projects not eligible for rewards or liable for fees)	

<sup>\*</sup>LEED levels will include a minimum number of Energy & Atmosphere points



## Feebate applicability, residential (preliminary)

No feebate unless residential new construction misses performance targets

➤ No fees, no rewards

Year	% of new homes that achieve Northwest Energy Star standard			
2010	X%			
2011	X+10%			
2012	X+20%			



## Feebate applicability, residential (preliminary)

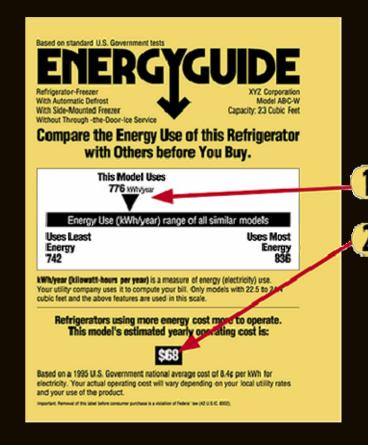
If the feebate comes into effect:

Size	Effective date	To achieve waiver	To receive reward
>1,500 SF	7/1/2011 (or 2012, 2013)	Northwest Energy Star	Oregon High Performance Home



#### Existing buildings

- For commercial buildings:
  - Performancebenchmarking starting in2011 using Energy StarPortfolio Manager
  - Phased in, with buildings>100,000 square feetcovered first
  - Buildings that score <35
     would need to improve
     score within two years</li>
- For homes: performance rating at time of sale





#### **Environmental Performance Certificate**

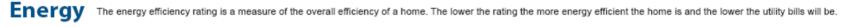
Address:

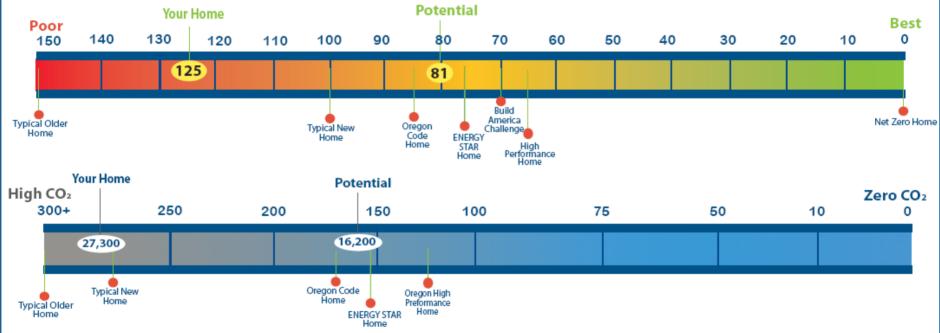
0000 SW Palatine St. Portland, OR 97292 Certification #: 000604 Issued date: June 12, 2008

Assesment Method: REM

Type: Single Family







Carbon Footprint

The environmental impact rating in pounds CO<sub>2</sub> x 100 is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The lower the rating the less impact it has on the environment.



Estimated annual energy usage: Electric (kwh)7728 Natural gas (Therms) 237 Estimated average monthly energy bill\*: \$140

Conditioned floor area (sq. ft.): 3,312

16280 SW Up. Boones Ferry Rd. PDX 97224 Rated by Earth Advantage, Inc.

Rating conducted June 8, 2007

By Glenn Waer

\*Actual energy use may vary.

Visit www.buildingamerica.gov/challenge www.energytrust.org/epc for tips to maximize savings.

### Next Steps:

- 1. Stakeholder meetings continuing in June
- 2. Economic analysis of revised policy proposal
- 3. Broad public comment beginning August
- 4. Council consideration end 2008

#### If adopted:

- 4. Administrative rules developed with stakeholder and public involvement
- 5. Pilot projects and technical assistance
- 6. Phased implementation

